

# Variance Application

keeping a wood shed in its current location

7012 Quill Leaf CV

Austin TX 78750

Jian Xu & Yaguo Wang



**Hardwood, 8 ft x 8 ft x 10 ft**

**No water, no electricity**

**Spend 3 months to build**

**Cost about \$2000**

**Will increase our property value**

**No permit required by City or HOA**



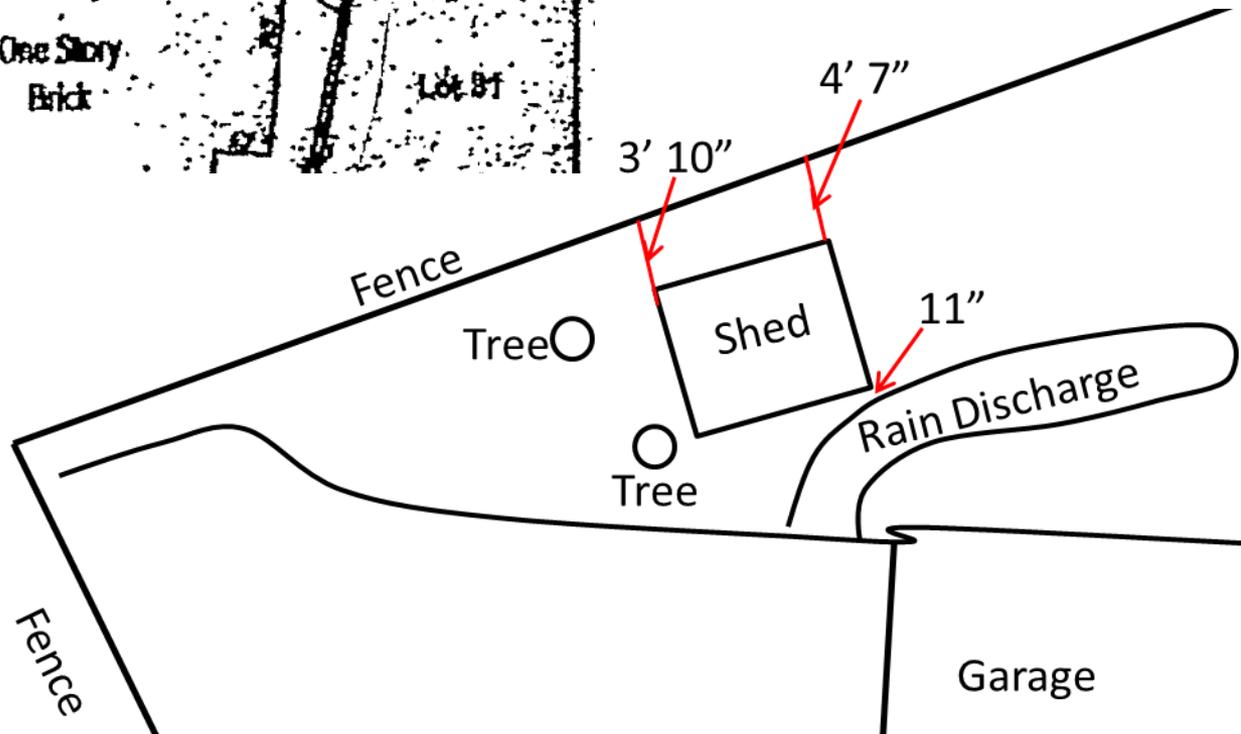
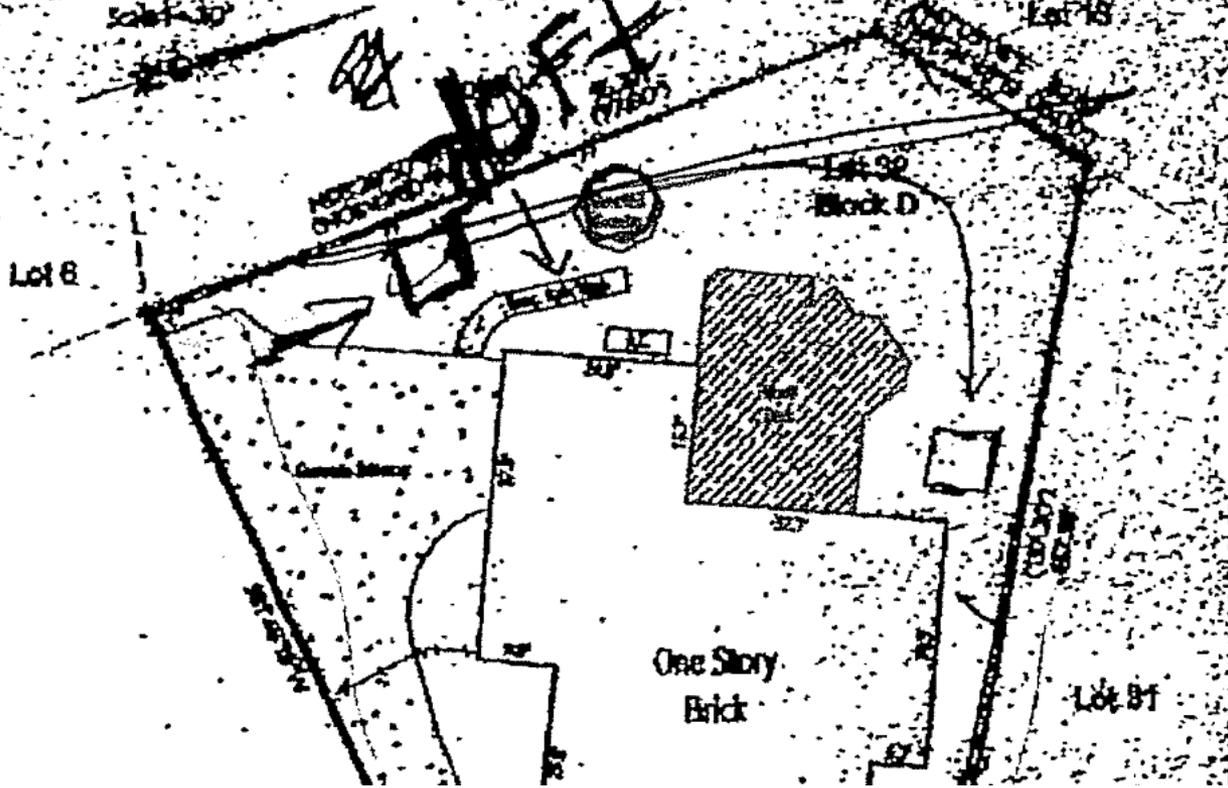
**The Shed is not visible from our Cul-De-Sac**

**City Code Compliance**  
**5 feet from the side fence**  
**We are asked to move the shed 1 foot**  
**away from the fence**

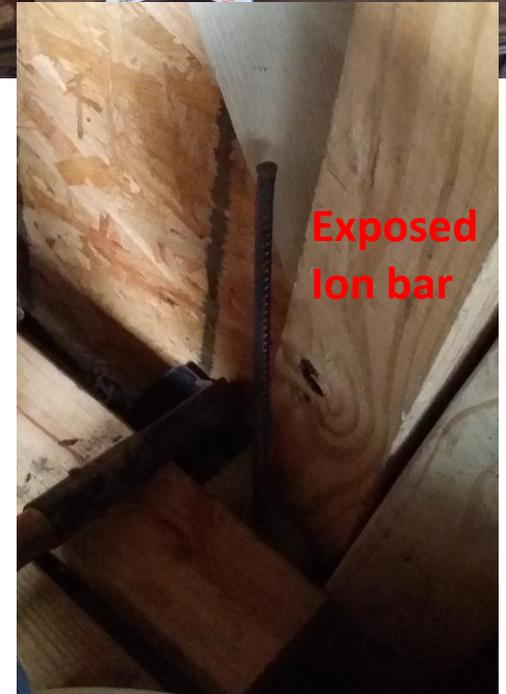
**Our Difficulty\_1:**  
**Irregular shape of space**



# Our Difficulty\_1: Irregular shape of space

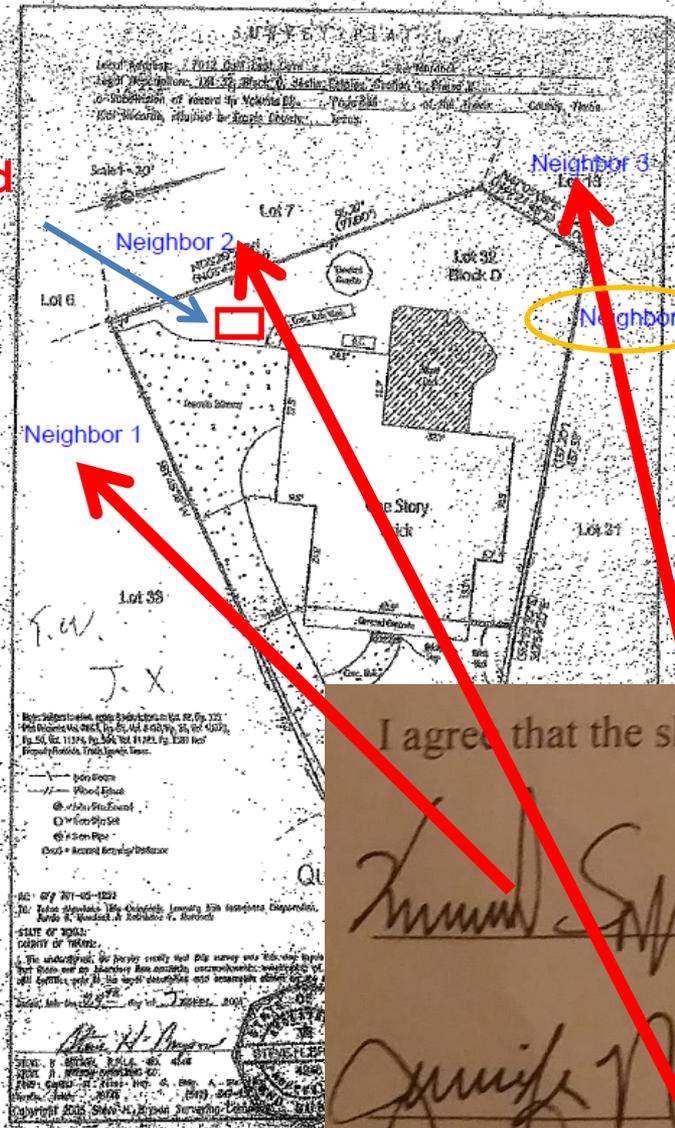


# Our Difficulty\_2: foundation fixed by iron bars



Iron bar breaks a sprinkler line

Shed



Neighbor 4 opposes the shed can hardly be seen from neighbor 4

# Supports From Neighbor 1, 2 & 3

I agreed that the shed house (7012 quill leaf cove) remains in its current location:

*Thomas Spurr*

7014 Quill Leaf Cv

*Quinn Nelson*

7000 Anagua Drive

*John Paul*

7103 Fig Vine Cv

# Neighbors' Signatures Supporting This Variance

Now, we humbly ask for your support so that this variance can be approved, this cute shed can avoid the sad fate of being destructed, and we don't need to face the sadness of seeing all the money, time and efforts were for nothing.

Your kind help of this application is sincerely appreciated.

Yours sincerely,

Jian Xu & Yaguo Wang

Bob & Linda Nard

I agree that the shed house (7012 quill leaf cove) remains in its current location:

Annal Spruill

Janice Nelson

Patricia  
(Gilbert)  
Trece Tueron

7014 Quill Leaf Cv

7000 Anagua Drive

7103 Fig Vine Cv

7000 Quill Leaf Cv

Jungelyn Hawkins  
7005 Quill Leaf Cv

B. O. Tom  
7006 QUILL LEAF

Ann Tueron

Richard MOSES 6905 Beauvoir Dr

512-343-1930

Nona Goe 6905 Beauvoir

512-343-1930

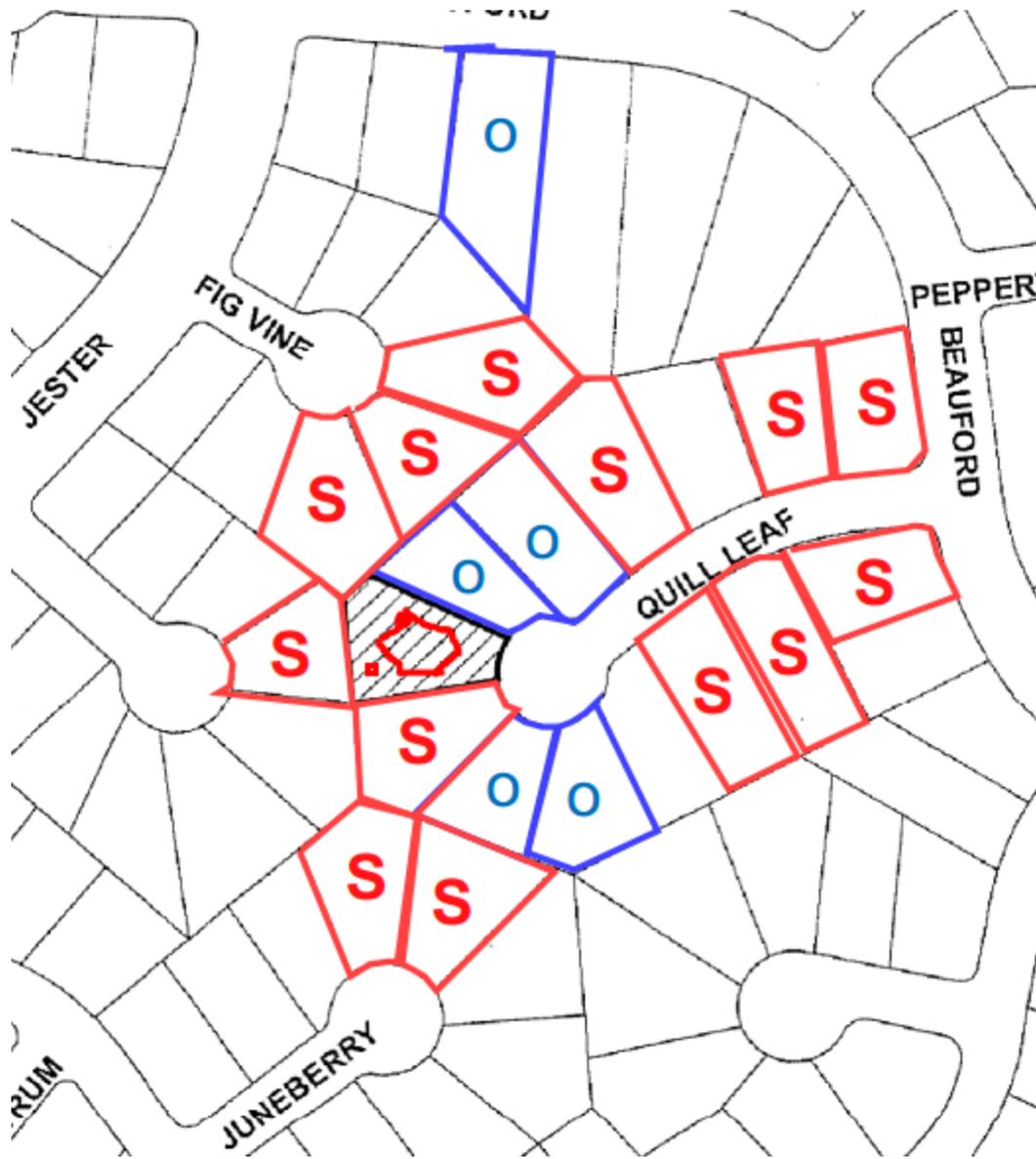
John Lynn 7005 Junberry Cv

7002 Quill Leaf Cove

Sofia Bowden  
7100 Fig Vine  
78750

Jian Xu  
7101 Fig Vine Cove

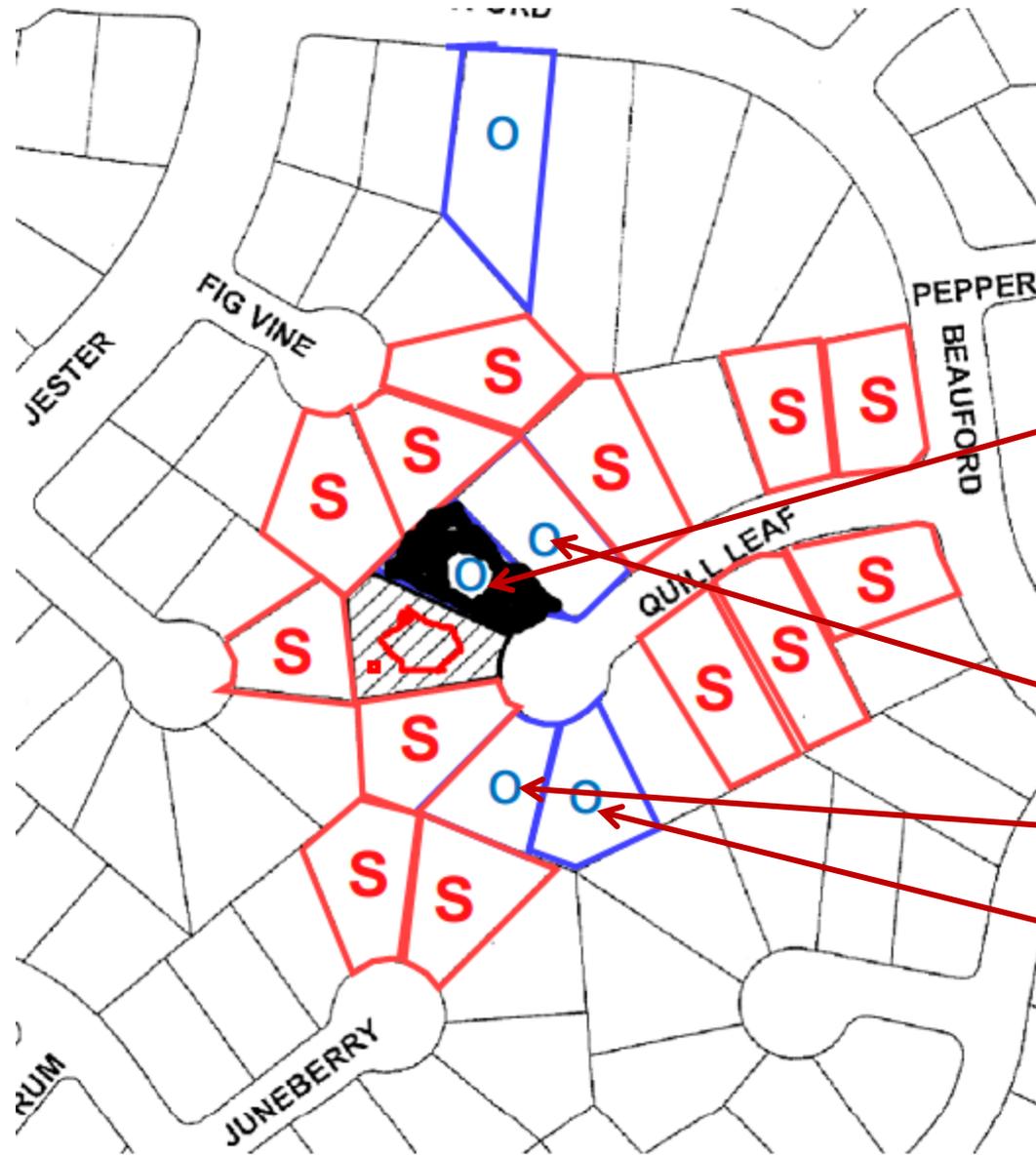
Yaguo Wang  
7009 Junberry Cove



**Supports: 13**  
**Opposes: 5**

**Supports: 13**

**Opposes: 5**



Neighbor 4  
Asgar Family  
28 years in Quill Leaf Cove

- Bowman Family
- Humphrey Family
- Parker Family

More than 20 years in Quill Leaf Cove  
Close friends with Asgar family

# Jester HOA (Page 41)

## CORRECTION

SECOND SUPPLEMENTAL RESTRICTIONS, COVENANTS AND CONDITIONS

"EXHIBIT C"

"Additional Consenting Lots" **We are not affiliated with Jester HOA**

Any lot included in the platted sections listed below may be brought within the jurisdiction of the Association when the owner of such lot has executed a consent on the form attached hereto as Exhibit E.

## How does the Jester HOA get involved?



Diana Miller from Jester Estates

2h ago

The Jester Board is serving our community. We have had several emails, calls, and concerns on your case from the neighborhood. We generally do not approve of variances that violate City and or Jester deed restrictions if applicable. You can discuss with me off line to my private email. Thank you.

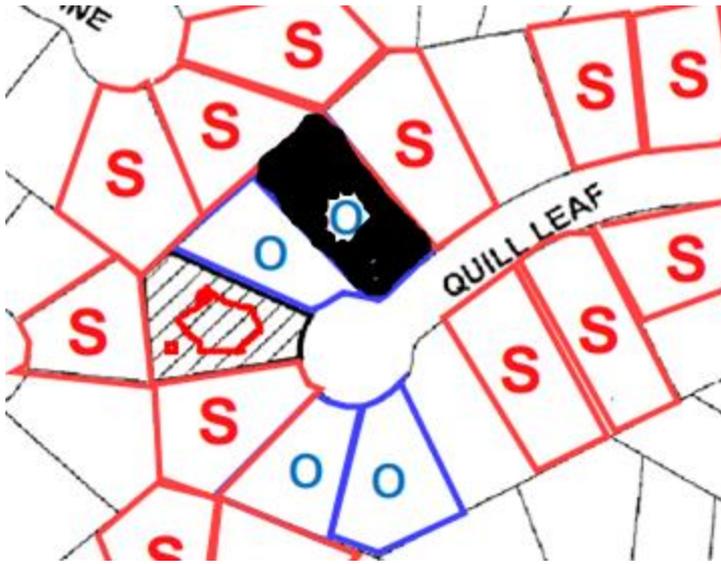
Thank Flag

Diana Miller

President of the Board

Jester Homeowners Association

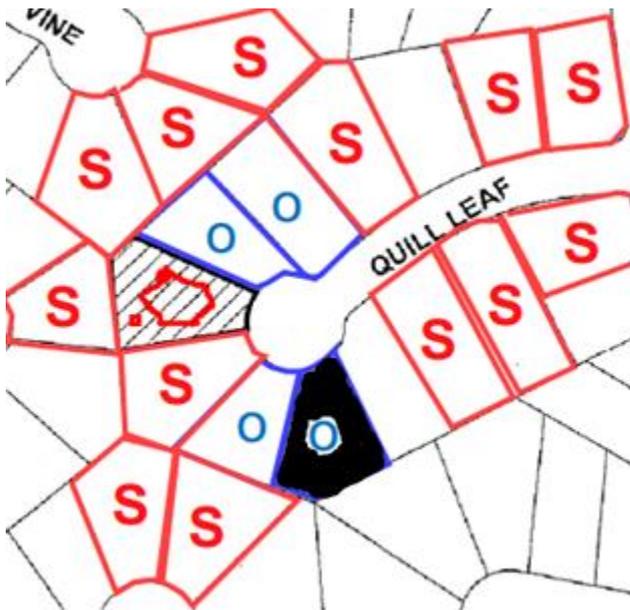
# Reasons of Opposition



James P Bowman: (Page 42)

**“harm the value of my property”**

1. Shed will increase the value of our property
2. Shed can not be seen from his property
3. **Moving the shed for 1 foot will not change anything regarding to the property value**

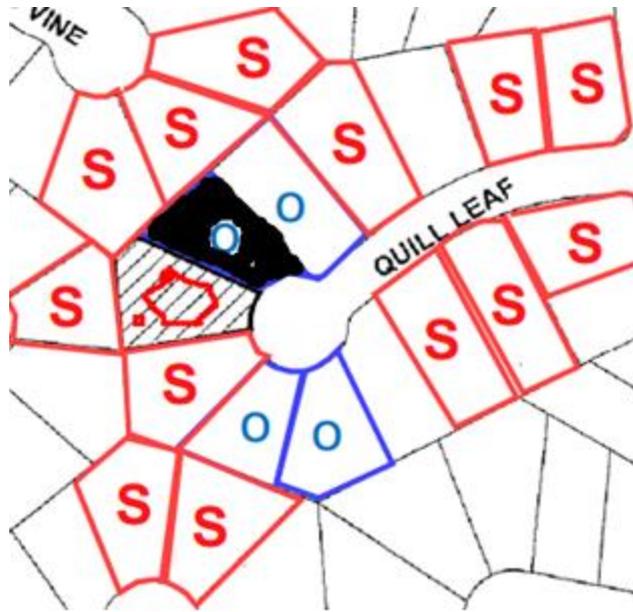


Mary Ann & Luther Parker: (Page 49)

**“their attitude”**

1. Shed can not be seen from their property
2. Did not mention any bad impacts this variance may bring to them or to the neighborhood
3. They never talk with us since day one
4. This variance should be judged based on facts, not “attitudes”.

# Reasons of Opposition



Janet and Saf Asgar: (Page 48, L9)

1. **Don't want to see any temporary structure in the neighborhood**
2. **We did not follow their advices**

1. Shed can **hardly be seen** from their property
2. Did not mention any bad impacts this variance may bring to them or to the neighborhood
3. They really oppose the existence of this shed, and our attitude, not much about moving it 1 foot or not

Page 46 & 47, L9

Mrs. Janet Asgar compiled many emails she sent me over the past 20 months

# Summary

1. Beautiful Shed, will increase our property value, is required to move 1 foot away from side fence. Moving the shed is extremely difficult because of several factors.
2. **Three of our adjacent neighbors** support this variance, the fourth neighbor who opposes can hardly see this shed.
3. **13 neighbors** within 500ft from our property support this variance, and 5 neighbors oppose.
4. The reasons of these oppositions are **NOT directly relevant** to this variance, but mainly because of our disobedience to their advices.

**Two neighbors, Mrs. Becky Kirkpatrick and Mrs. Whitney Kral, kindly come to support us, please also listen to their testimonies.**

RESTRICTIONS, COVENANTS AND CONDITIONS

2-97-1770

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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8. Architectural Control: For the purpose of insuring the development of the subdivision as a residential area of high standards, the Developer, or in the alternative, an Architectural Committee composed of Doyle Wilson, John Patton and M. J. Hood, reserves the right to regulate and control the buildings or structures or other improvements placed on each lot. In the event of death or resignation of any member or members of the Architectural Committee, the Developer shall appoint a successor member or members. No building, wall, fence or other structure shall be placed upon such lot until the plan therefor and the lot plan have been approved in writing by the Developer or the Architectural Committee or by an appointee of the Architectural Committee. Two sets of plans and specifications to be approved shall be delivered to the Architectural Committee. One set of such plans and specifications shall remain at the office of the Developer in order that any property owner may check such plans and specifications.